

PROJECT SUMMARY	
Total Land Area :	93.46 Acres
Total Number of Lots :	375 Lots
Density :	4.0 Units per Acre
Proposed Land Use :	
Single Family Residential Use	
R-1 Zone Classification	
Utilities :	
Water : San Antonio Water System	
Sewer : San Antonio Water System	
Telephone : S.W. Bell Telephone Co.	
Electric : City Public Service	

550
PLAN HAS BEEN ACCEPTED BY
COSA *Deborah Walling*
March 19, 1997 550
(date) (number)
If no plats are filed, plan will
expire on 9-18-98
1st plat filed on

THOUSAND OAKS SUBDIVISION

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

SCALE: 1" = 200'
DATE: 1-30-97

DUGAS DIVERSIFIED
DEVELOPMENTS, L.C.

14502 BROOK HOLLOW
San Antonio, TX 78232
(210) 402-0866 FAX (210) 545-3313

550

CITY OF SAN ANTONIO
APPLICATION FOR A PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN (POADP)

Date Submitted: FEB. 6, 1997

Name of Application: THOUSAND OAKS SUBDIVISION

Owner/Agent: DUGAS DIVERSIFIED DEVELOP. Phone: 402-0866

Address: 14502 BROOK HOLLOW Zip code: 78232

Engineer/Surveyor: _____ Phone: _____

Address: _____ Zip code: _____

Existing zoning: R-1 ZONE

Proposed zoning: R-1 ZONE

Texas State Plane Coordinates: X 2149325 Y 13751731
(at major street entrance)

Plat is ~~over~~/within/~~includes~~: San Antonio City Limits
Edwards Aquifer Recharge Zone?

Yes ☒

No ☐

Yes ☐

No ☒

Land Area Being Platted:

Lots

Acres

Single-Family (SF)

375

93.46

Non-Single Family (NSF)

0

0

Commercial & other

0

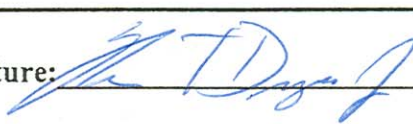
0

TOTAL =

375

93.46

Print Name: NORMAN T. DUGAS, JR.

Signature: 

Date: FEB. 16, 1997

Note: This application must be completed fully, and typed or printed legibly, for acceptance. 9/94



City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 2-7-97 Name of POADP: Thousand Oaks Subdivision

Owner/Agent: Dugas Diversified Dev. Engineer/Surveyor: _____

Address: 14502 Brook Hollow Address: _____

S.A. 78232 Phone: 402-0866 Phone: _____

Existing zoning: R-1 Proposed zoning: R-1

Texas State Plane Coordinates. X: 2149325 Y: 13751731
(at major street entrance/main entrance)

Site is over/within/includes:

San Antonio City limits?

☒ Yes

☐ No

Edwards Aquifer Recharge Zone?

☐ Yes

☒ No

Land area being platted:

Lots

Acres

Single Family (SF)

375

93.46

Non-Single Family (NSF)

0

0

Commercial & Other

0

0

TOTAL:

375

93.46

Contact Person:

Print Name: Norman T. Dugas, Jr. Signature: [Signature]

Date: 2-10-97 Tele: 402-0866 Fax: 545-3313

Is there a previous POADP for this site? Name n/a No. _____

Is there a corresponding PUD for this site? Name n/a No. _____

Are there any plats associated with this POADP or site? Name n/a No. _____

Name _____ No. _____

Name _____ No. _____

ALL PRINTS MUST BE FOLDED.

Note: This application must be completed fully, and typed or printed legibly, for acceptance.

as per discussion w/ Norman
Dugas 2-13-97



CITY OF SAN ANTONIO

March 19, 1997

Mr. Norman Dugas
Dugas Diversified Developments, L.C.
14502 Brook Hollow
San Antonio, TX 78232

Re: Thousand Oaks

POADP # 550

Dear Mr. Dugas:

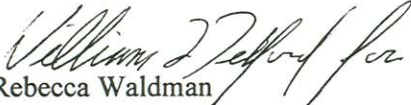
The City Staff Development Review Committee has reviewed Thousand Oaks Subdivision Preliminary Overall Area Development Plan # 550. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Thousand Oaks is a Secondary Type A Major Thoroughfare, and will require a total of 86' of ROW.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,


Rebecca Waldman
Acting Director of Planning

RW/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Bill Burman Date 2-10-97
FROM: Elizabeth
ITEM NAME: Thousand Oaks FILE # _____
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☐ I recommend approval ☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Minimum of 86 feet of ROW
along Thousand Oaks

William H. Burman Planner II 3-10-97
Signature Title Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

RECEIVED
97 MAR 18 AM 9:53

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

TO: Amer Date 2/10/97
FROM: Elizabeth
ITEM NAME: Thousand Oaks FILE #
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

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☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Al Gilani Eng. Assoc 3/17/97
Signature Title Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio Date 2-10-97
FROM: Elizabeth
ITEM NAME: Thousand Oaks FILE # _____
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

RECEIVED
97 FEB 23 AM 10:00
SUBDIVISION SECTION

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: FLOOD PLAIN STUDY AND DRAINAGE
EASEMENT WILL BE REQUIRE AND
ADDRESS DURING THE PLATTING PROCESS

Burt Rubio

Signature

Ch. Eng Tech

Title

2-11-97

Date

MEMORANDUM

March 19, 1997

To: Bill Telford, Planning Manager; Department of Planning

From: Elizabeth A. Carol, Planner II; Department of Planning

Subject: POADP TIA Submittal - Approval time line

POADP name	#	Date TIA was submitted (i.e. a complete package)	Date I was notified	Had 20 work days elapsed	Date letter was prepared
Thousand Oaks	550	February 14, 1997	March 18	yes March 17	March 19
Woodstone Villas	551	March 17, 1997	March 18	no	March 19
Salsa	552	March 6, 1997	March 18	no	March 19



Dugas Diversified Developments, L.C.

FAX TRANSMITTAL

DATE:

February 10, 1997

TO:

Elizabeth Carol # 207-4441
City of San Antonio Planning Dept.

FROM:

Norman Dugas# OF PAGES INCLUDING COVER: 2ENCLOSURE/
COMMENTS:Completed POADP. form

1996 TEXAS APA CONFERENCE

Thousand Oaks

@ Thousand Oaks

Zoned R-1

not over aquifer

375 lots on 93 acres

w/ 3 phases

86 ft for Thousand Oaks

TIA - ~~W/ Mason~~
needed

Global Challenges, Local Solutions